

The following is a summary of the codes, ordinances, and documents that are needed for plan implementation. All of these are essential for the legal control of future development.

Subdivision Regulations: Subdivision regulations provide one of the most important methods of plan implementation. It is not enough to merely identify areas suitable for particular types of development and assume that when it occurs it will be an asset to the community. Experience has shown that such is not always the case. Subdivision regulations, if properly prepared and enforced, help to provide the assurance that development will be sound. These regulations provide the minimum standards and specifications for the subdivision of open land. Application procedures are provided whereby developers are encouraged to consult with the Planning Board on an informal basis and discuss their plans before incurring the expense of formulating detailed plans. In addition, legal means are provided whereby the regulations can be enforced.

Housing Code: This is another important tool capable of yielding tangible results at an early date in that substandard housing units can be removed. It can produce a dual effect of improving the appearance of the Town as well as removing revenue liabilities.

This document establishes minimum standards for housing units. It provides for periodic inspections to determine violations. The property owner is notified if violations are present and is given a reasonable opportunity to make improvements. This code is particularly useful in arresting or removing spot blighting conditions.

Zoning: The Zoning Ordinance is the principal means by which the Land Development Plan is carried out. In the past zoning, in many communities, has been instituted before there was a plan. It is now recognized that zoning is a tool for carrying out a plan and that zoning not based on a plan is invalid. The Land Development Plan outlines land use objectives to be attained over a substantial period of time. It indicates uses expected to be desirable in the future for the Stantonsburg area. Zoning, on the other hand, establishes land use controls which are based on the Plan but also reflect current conditions. Although the Town of Stantonsburg, because of its size,\* does not as yet have the power to administer zoning in the

---

\* Only towns and cities with a population of 1,250 or more have the authority to administer zoning regulations in the area one mile from its corporate limits.